

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

B-4155

REVIEW SHEET

Historic Preservation Certification Application—Rehabilitation

Property: 115 WEST MONUMENT STREET, BALTIMORE, MD. Project No.: _____

Certified Historic Structure? ☐ yes ☒ no PART I ENCLOSED

Type of Request: ☒ Proposed rehabilitation ☐ Final certification (Part 2 previously reviewed)

☐ Final certification (Part 2 not previously reviewed)

3-23-87 date initial application received by State

3-23-87 date(s) additional information requested by State

4-9-87 date complete information received by State

_____ date of this transmittal to NPS

Inspection of property by _____ of State staff. Date(s): _____

NUMBER

1

☒ There is adequate documentation enclosed to evaluate the overall rehabilitation project.

☐ There is insufficient documentation to evaluate the project adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this documentation. Copies of documentation requests are enclosed.

NUMBER

2

This project involves:

☐ an individually designated NHL

☐ substantial demolition

☐ new addition(s)

☒ ~~substantial~~ interior alterations

☐ problematic window treatments

☐ precedent-setting issues

☐ other major work items (specify) _____

NUMBER

3

Official State Recommendation

The project has been reviewed according to established NPS procedures by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff and appears:

☐ to meet the Standards.

☐ to meet the Standards but with concerns/reservations listed on reverse.

☒ to meet the Standards *only* if the specific conditions listed on reverse are met.

☐ not to meet Standards ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10 for the reasons listed on the reverse.

☐ to warrant denial for lack of information.

☐ This application is being forwarded without recommendation.

For completed work previously reviewed, also check as appropriate:

☐ completed rehabilitation conforms to work previously approved

☐ completed rehabilitation differs substantively from work previously approved
(describe divergences from Part 2 application on reverse).

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NUMBER
4

In the space below, describe the project and justify your recommendation. Include a description of the inspection of the property and any negotiations between the State and the applicant. Where approval with conditions is recommended, list the conditions. Distinguish between conditions that must be met to bring the project into conformance with the Standards and recommended changes that would improve the project but are not required for approval. Where denial is recommended, fully explain the reasons why the project does not meet the Standards for Rehabilitation. Continue on separate page if necessary.

Summary and Evaluation of Project: THIS PROJECT INCLUDES THE REPAIR AND REPAINTING OF THE WOOD CORNICE (FRONT AND SIDE FACADES), REPAIR OF ENTRANCE DOORS, REPAIR OF EXISTING WINDOWS OR REPLACEMENT IN KIND, REPAIR AND REFINISHING OF STAIRCASE, REPAIR AND REFINISHING OF WOOD FLOORS, REPAIR OF DECORATIVE PLASTER, REMOVAL OF MODERN PARTITIONS, INSTALLATION OF NEW PARTITION WALLS TO ACCOMMODATE MODERN BATHS AND KITCHENS, REPLACEMENT OF MODERN, FLUSH APARTMENT ENTRANCE DOORS WITH NEW, MORE APPROPRIATE FIRE RATED DOORS, AND THE CLOSING OF SOME DOOR OPENINGS AS PER ENCLOSED DETAIL DRAWING. THE PROJECT ALSO INCLUDES MINOR WORK TO THE CARRIAGE HOUSE, CONSISTING OF A PARTIAL REMOVAL OF THE NON-ORIGINAL SECOND FLOOR LEVEL TO CREATE A LOFT SPACE.

NPS Comments:

Concerns/Reservations/Recommendations:
I HAVE NO REAL CONCERNS ABOUT THIS PROJECT BECAUSE MOST OF THE NEW ROOMS BEING CREATED ARE BASICALLY OF THE SAME CONFIGURATION AS THE EXISTING MODERN PARTITIONS, THESE NEW ROOMS, IN MY OPINION, WILL NOT DISTURB OR DESTROY ANY SIGNIFICANT HISTORIC DETAILING.

Conditions for Approval:
SEE ATTACHED LETTER

Reasons for Denial:
N/A

✓ See attachments:
Items sent separately: _____ plans _____ specifications _____ photographs _____ others: _____
Other documentation on file in State: _____

4-27-87



Date

State Official Signature

Date

NPS Reviewer

Form 1-168
Rev. 1-64
RECEIVED

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Expires 8/31/86

MAR 23 1987 HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

B-4155

MARYLAND HISTORICAL
TRUST

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property:

Address of property: 115 West Monument Street

City Baltimore County _____ State Maryland Zip Code 21201

Name of historic district: Mount Vernon Historic District

☒ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name Harry Furukawa Title _____

Street 6 Witherwood Court, #2B City Baltimore

State Maryland Zip 21204 Telephone Number (during day) (301) *23-2473

4. Owner:

Name Baltimore Historic Properties Limited Partnership

Street 701 Cathedral Street, Suite 2 City Baltimore

State Maryland Zip 21201 Telephone Number (during day): (301) 625-5755

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature [Signature] Date 21 Feb 87

Social Security Number or Taxpayer Identification Number _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Property Name

115 W. Monument Street

Property Address

Project Number:

B-4155

Baltimore Historic Properties
Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance:

115 West Monument Street consists of a three story brick townhouse, built as an in-town mansion, and a two story brick carriage house. Both the town house and the carriage house are built in the flat-roofed Italianate manner prevalent in the area. The front elevation is arranged in a three bay composition. Two windows and a door comprise the first floor arrangement, while three windows comprise the second and third floor portions of the elevation. Marble steps and door trim accentuate the entry, and, a wood cornice caps the composition. The side elevation is composed of windows, all double hung, except for the ground floor, which has picture windows, added at some later time. The carriage house has a picture window which was added to infill the opening originally occupied by the door.

Date of Construction: ca. 1895

Source of Date: Baltimore City Land Records

Date(s) of Alteration(s): unknown

Has building been moved? ☐ yes ☒ no. If so, when? _____

Statement of significance:

The rowhouse provided in-town housing for the ever-growing population of Baltimore City. As available land grew scarce, row houses provided the solution for higher density housing. The rowhouse helped to form the neighborhoods that grew into Baltimore, and have become so much a part of her history.

This particular house demonstrates the period's fine detailing with marble and tile details, and, with wood and plaster trim and molding.

Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☐ yes ☐ no

CONTINUATION SHEET

Historic Preservation
Certification Application

NPS Office Use Only

Property Name

115 W. Monument Street

Property Address

Baltimore Hist. Prop. Ltd. Partnership

Owner Name/Social Security or Taxpayer ID Number

Project Number:

B-4155

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Project.

NPS Project Number: _____

Interior. The interior of 115 W. Monument Street is highlighted by the entry area. Entered through double oak doors, the entry is accentuated by a terra cotta floor, inlaid with mosaic, crown molding, and chair rail. The stairs are vinyl covered wood treads, with heavy handrails and spindles, which are in good condition.

The basement is typically featureless, with rough plaster walls and simple 1" x 6" base molding and trim. There is one unornamented fireplace in the front room.

The first floor front unit has been used as a doctor's office, and is subdivided into a number of rooms. The front(north) rooms have crown molding, of which large sections are missing, and the fireplace has been covered. Rooms at the middle and rear have had the crown molding removed, though the rear room does have a fireplace with a marble mantle. The floor is covered with linoleum tile. The rear unit has also been subdivided several times, and has a drop ceiling and carpet laid over a water damaged wood floor. Door and window trim show heavy relief, and for the most part in in satisfactory condition.

The second floor front unit has main rooms which have fireplaces, crown molding, wood floors and heavy trim. The second floor rear unit has rooms with the same type of trim, though there is no crown molding or fireplaces, and, has had additional walls installed.

The third floor also utilizes the same type of trim for the doors and windows, but has no crown molding, though the floors are mostly wood. The front unit has fireplaces, while the rear unit has none. The rear unit has additional walls installed.

The carriage house has been remodeled. The walls are rough plaster and the molding simple, as befits a utilitarian structure.

Owner's Signature

J. Morgan McIntyre

Date

7 April 87

NPS Office Use Only

- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

National Park Service Authorized Signature

National Park Service Office



■ BALTIMORE CITY HISTORIC DISTRICT

■ NATIONAL REGISTER HISTORIC DISTRICT

B-4155

N HOWARD ST

TYSON ST

TEAKLE AL

PARK AVE

PLOY ST

W MOUNT VERNON PL

W MONUMENT ST

B-4155

MONUMENT-CENTRE

MONUMENT-CENTRE

MONUMENT-CENTRE

W MOUNT VERNON PL

PEABODY MEWS

CATHEDRAL ST

W CENTRE ST

GIS data Courtesy of
the City of Baltimore, MOIT/EGIS

